

CITY COUNCIL MINUTES
January 13, 2011
SPECIAL SESSION

A Special Session of the Auburn City Council was held in the Council Chambers, City Hall, 1225 Lincoln Way, Auburn, California on Thursday, January 13, 2011 at 6:00 p.m. with Mayor Kirby presiding and City Clerk Joseph G.R. Labrie recording the minutes.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL:

Council Members Present: Bridget Powers, Kevin Hanley, J.M. "Mike" Holmes, Keith Nesbitt, Bill Kirby

Council Members Absent: None

Staff Members Present: City Manager Robert Richardson, City Attorney Michael Colantuono, Community Development Director Will Wong, Fire Chief Mark D'Ambrogi, Public Works Director Bernie Schroeder, Senior Planner Reg Murray, Public Works Engineer Carie Huff and City Engineer Jack Warren.

1. **Public Comment**

No public comment.

2. **Baltimore Ravine Specific Plan and Study Areas Project - APPEAL**

Senior Planner Reg Murray introduced Adrienne Graham, consulting planner for the Baltimore Ravine Specific Plan.

Adrienne Graham presented this item. She provided background and an overview of this project. She explained the items being recommended by the Planning Commission for approval. She also addressed issues that are of concern to the residents in the community.

Ken Anderson of KD Anderson and Associates, Traffic Engineer for this project, addressed traffic and access concerns.

Councilmember questions followed regarding: (1) access points affecting current residents, (2) public safety concern with direct access, (3) discussions with Placer County for a road maintenance agreement, (4) effect on the sewer capacity at the current wastewater treatment plant and related fees, (5) traffic and noise levels, (6) affordable housing units, (7) traffic congestion, (8) traffic impact of other development, (9) additional on/off ramp off I-80, (10) public hearings held for this project, (11) easements, (12) development agreement in regards to \$38,000 annual shortfall, (13) barrier on Herdal Drive, (14) guidelines for drainage and run off, (15) traffic study in regards to "Skyridge" traffic, and (16) fire access.

Fire Chief Mark D'Ambrogi discussed emergency access to the project area. He also addressed the need of additional fire resources, and the long term master plan for additional fire stations. He said his opinion is that Herdal Drive provides the best emergency services access to the site.

Council Member questions continued regarding: (1) plan area 1 vs. plan area 2 and the future approval process for plan area 2, (2) traffic associated with plan area 1 only, (3) level of service standards at different intersections, (4) affordable housing in phase 1, (5) impacts being addressed / approved are only plan area 1, (6) public safety funding, (7) impact on schools, (8) Auburn Recreation District fees, and (9) sound issues in both plan areas 1 & 2.

Council recessed for 5 minutes

Stephen Des Jardins, applicant and developer for this project, addressed many of the questions asked by Council. He said this project is endorsed by the Sierra Club. He said there are no new easements needed for any of the proposed access points but would be for alternative points of access. He addressed questions from Council about access points and parcel ownership.

Mark Smith, resident of Auburn and appellant on this item, spoke about the project and why he opposes it. He reviewed previously completed environmental reviews for unfinished projects in the area showing the cumulative impact on the community with the addition of the Baltimore Ravine project. He expressed concern about the current level of law enforcement, the project's effect on local schools, and the long term impact on utilities.

Jack Sanchez, resident of Auburn, urged the City to adopt policies to protect waterways in this development and into the future.

Public Comment in favor of the Baltimore Ravine Specific Plan:

Terry Davis of the Sierra Club of Auburn, Kim Dahlin of Auburn, James Dahlin of Auburn, and Skip Outman of Auburn.

Public Comment in opposition of one or more aspects of the Baltimore Ravine Specific Plan:

Margie Koltun of Auburn, Maricica Koltun of Auburn, Kathy Allen of Auburn, April Moore of Colfax, Elinor Petuskey of Newcastle, Jeff Cowen of Auburn, Norm Chavez of Auburn, Larry Grilli of Auburn, Katie Burdick of Auburn, Bill Grant of Auburn, Jena Wiskus of Auburn, Richard Sanborn of Auburn, Bart Ruud of Auburn, Antoinette Fabela of Auburn, Charles Waterman of Auburn, Ann Craig of Auburn, and Michael Otten of Auburn.

Following is a summary of comments received in opposition to the project:

- Appropriateness of Level of Service D policy for Auburn;
- Increased traffic on Herdal Drive, Auburn-Folsom Road and Indian Hill Road;
- Impacts on law enforcement and fire protection;
- Increased risk of accident at the Indian Hill Road/Hoyer Lane intersection;
- Ability of the wastewater treatment plant to serve the project;
- Increase pollutants
- Proximity of new roadway (Herdal Drive extension) to backyards;
- Construction noise;
- Access other than Herdal Drive be provided;
- Financial viability of project;
- Ability to provide public services;
- Effects of stormwater runoff on local streams;
- Loss of last large open space area in Auburn;
- Phase 2 would affect wetlands on adjacent properties;

Following is a summary of comments received in support for the project or certain aspects of it, including:

- Support for project as smart growth;
- Support for the BRSP policies limiting development to slopes of 20% or less, and the use of detention basins and best management practices to protect water quality; and
- Support for mixed use components and affordable housing requirements.

Council recessed for 5 minutes

Stephen Des Jardins addressed the public's comments. He spoke about: (1) current zoning of plan 1, (2) EIR, (3) development agreement, (4) Native American resources and consultation, (5) Herdal Drive improvements, and (6) Mello-Roos financing. He finished by asking the Council to deny the appeal by Mark Smith and to approve the project.

Council Member questions followed: (1) 2-acre park, (2) Herdal Drive construction options, (3) determination of zoning of land, (4) previous plans for Baltimore Ravine area that were unsuccessful, (5) traffic study / projection approach, (6) mitigation measures for construction workers to receive handbook that explain how to identify and protect archeological resources, (7) available transit and route stops, (8) the fact that private persons cannot obtain property rights against the City via adverse possession, (9) bicycle lanes, (10) failure of the traffic study to address potential build-out, (11) different level of service at intersections, (12) City / County discussions regarding impacts on Indian Hill Drive, (13) parking complaints on Herdal Drive, (14) permitting processes, (15) development agreement vs. subdivision agreement, (16) Rogers Lane improvements, and (17) Werner access.

Council Member comments followed: (1) quality of developments in Auburn, (2) "smart growth" concept, (3) commercial space in plan area 2, (4) access streets, (5) Herdal neighborhood, (6) posting amended development agreement to the City's website, (7) cumulative effects, (8) value of revisions developer has made, (9) Pacific Street access, (10) I-80 / Indian Hill Road impacts, (11) high density housing, (12) CalTrans responsibility for the I-80 exit, (13) best access point for development, (14) approval / denial of appeal.

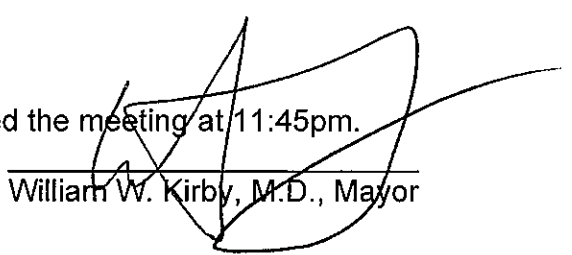
- A. By **RESOLUTION 11-11**, deny the appeal submitted by Mark Smith.
MOTION: Hanley/ Holmes/ Approved 5:0

Council Member conversation followed regarding access options being referred to the Planning Commission for additional analysis.

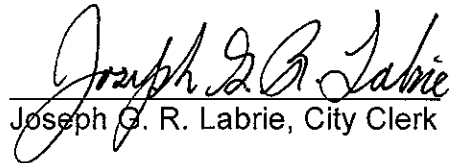
- B. By **MOTION**, indefinitely table the Council's review of the project and task the Planning Commission with further studying and providing a recommendation to the City Council regarding either the Pacific Street Extension or the Rail Line Crossing south of Pacific Street and to task staff and the applicant with engaging with the County regarding an agreement on paying for Indian Hill Road / Newcastle Road intersection improvements in the future.
MOTION: Hanley/ Nesbitt/ Approved 4:1 (Kirby voted no)

ADJOURNMENT

Mayor Kirby, without objection, adjourned the meeting at 11:45pm.



William W. Kirby, M.D., Mayor



Joseph G. R. Labrie, City Clerk